

March 2006

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)



Vol. 4
No. 3

Jaime Lerner to Speak in Seattle

—World renowned champion for sustainable growth at Benaroya in April

Join Mayor Nickels for this stimulating presentation on sustainable growth from a truly global perspective, featuring Jaime Lerner, former Mayor of Curitiba and Governor of Parana State, Brazil.

Monday, April 10, 7:30-9:00 p.m.

Illsley Ball Nordstrom Recital Hall, Benaroya Hall
200 University St.

Attendance is free; no RSVP necessary



Lerner is well known for his pioneering work in sustainable growth, and is particularly noted for his work in public transportation. Lerner has received numerous awards, including the United Nations Environmental Program Award, Child and Peace Award from UNICEF, the World Technology Award for Transportation, and the 2002 Sir Robert Mathew Prize for the Improvement of Quality of Human Settlements, by the International Union of Architects (UIA). Lerner just completed a term as international president of UIA.

This presentation is part of the City of Seattle's Center City Seattle Speakers Forum series. GGLO is the prime sponsor, working with the City of Seattle in making this important event possible.

For more information, contact:

Gary Johnson, DPD Center City Coordinator
(206) 615-0787, gary.johnson@seattle.gov

DPD to Unveil Preliminary Recommendations for Livable South Downtown Planning at Open House

DPD will hold an open house on March 15 to review preliminary recommendations for the City's Livable South Downtown project. Part of the Mayor's Center City strategy, the project examines growth and planning issues specific in the neighborhoods comprising South Downtown—the Pioneer Square, Chinatown/International District/Little Saigon neighborhoods and the stadium area.

The public is encouraged to attend and offer comments on the preliminary recommendations for land use and zoning changes in South Downtown, which will be released in early March. These preliminary recommendations identify

see **south downtown** on page 9

Monthly Highlights

- ASC Service Alert: Online property research; draft addresses, pg. 2
- Enhanced Pre-Application Site Plan requirements, pg. 2
- Information for Tenants update released, pg. 3
- Seattle Design Commission activities update, pg. 4
- Urban Sustainability Forum continues on April 10, pg. 6
- Seattle Planning Commission recommends replacing Viaduct with tunnel, pg. 7
- New CAM addresses townhouse and duplex construction, pg. 8
- New resource for projects affecting historic landmarks in Seattle, pg. 9

insideinfo

Customer Alerts.....	2-3
City Planning Activities.....	4-7
Seattle Design Commission.....	4
Sustainable Building.....	6
Seattle Planning Commission.....	7
Technical Codes.....	8
Publication Updates.....	9
How to Reach Us at DPD.....	10

Visit us online anytime.

www.seattle.gov/dpd



A SERVICE C

Helping applicants navigate the permit process

Online Property Research

Buying a new house? Thinking of remodeling? Wondering when your home was built? Get basic property information, zoning information and more, using DPD's new online Parcel Data Sheet tool. Applicants can find information by entering either an address or a parcel number in the new tool, which is available on DPD's Research web page at www.seattle.gov/dpd/Research.

Draft Addresses

Find DPD-generated "draft addresses" for short plat, unit lot subdivision, and lot boundary adjustment permit applications through DPD's online Permit & Complaint Status feature. Simply visit www.seattle.gov/dpd and locate the "Check Status" box in the middle of the homepage. Enter your project number or project address, then look under the "Permit Remarks" field, where DPD staff enter addresses as soon as they're assigned. Look them up online, then use draft addresses to set up future utility accounts and other services.

DPD's Applicant Services Center is located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8850.

Customer Alert!

Enhanced Pre-Application Site Plan Requirements Coming April 3

Beginning April 3, DPD will be requiring applicants to submit a more detailed site plan with their Address/Records Worksheet and Pre-Application Site Visit Request Forms. The goals of collecting an enhanced site plan are to allow DPD to collaborate with other city departments early in the application process, to provide timely and consistent decisions, and to assist the applicant in scoping and planning their projects more effectively.

The Pre-Application Site Plan should have the following details:

1. Address of project
2. Owner's name
3. Legal description
4. North arrow
5. Identification of the drawing's scale
6. Property lines and property dimensions
7. Location and dimensions of all parking areas, driveways and other paved areas
8. Location, size and shape of any structures presently on the site and those proposed for construction
9. Dimensions showing front, side and rear distances from buildings to property lines, distance between structures, porches and decks
10. Location of pedestrian path to each dwelling unit and the primary entrance to each building
11. Identification of the exact work to be done, including the changes that are proposed to the physical features of the site or existing structures (clearly distinguish existing from proposed features)
16. Building identifiers for sites with more than one building
17. Ground elevations and contour lines and contour intervals for new construction or additions on sloping sites or where earth grading is proposed
18. Identify top and bottom of slopes and dimensions from the building or structure with existing and proposed contour lines
19. Identify creeks, drainage ditches and surface water lines (shorelines)
20. Total street and/or alley pavement type and widths; or, if not improved, describe existing conditions
21. Curbs and sidewalks: type, location, dimensions
22. Street trees and other landscaping
23. All other elements between the pavement edge and property

see **enhanced site plan** on page 3

Tenants and Property Owners: Get the Latest “Information for Tenants”

DPD’s Property Owner and Tenant Assistance (POTA) unit has recently updated the *Information for Tenants* packet to include changes in City and state laws enacted since the packet was last published in 2001.

The changes to the section on Seattle law include:

- A new section on the “Third Party Billing Ordinance,” which took effect in 2004. This ordinance applies to all residential buildings having three or more housing units and defines rules for landlords who, by themselves or through private companies, bill tenants for City-provided utilities separately from their rent.
- An updated section on the Condominium Conversion and Cooperative Conversion ordinances. This explains that tenants are entitled to a 90-day notice and \$500 in relocation assistance (if their household income does not exceed 80 percent of median income) for condominium conversions. For cooperative conversions, tenants must receive a 120-day notice and \$500 in relocation assistance, regardless of income.

In addition, changes in state law are included in the new packet:

- The “Landlord’s Responsibilities” section has been updated to include the new requirement that landlords provide tenants with information on fire safety and protection, as well as information provided or approved by the Department of Health on the health hazards of indoor mold.
- The section on “Ending the Agreement” includes information on a recent change in the law that allows members of the armed forces to terminate a lease within seven days of receiving reassig-

ment or deployment orders. A month-to-month tenancy can be terminated with less than the 20 days notice ordinarily required if reassignment or deployment orders do not allow for it.

- A law that allows tenants who have been victims of domestic violence, sexual assault or stalking to immediately terminate their tenancies when a valid order for protection has been violated or the tenant has notified the appropriate law enforcement officers of the violation. A copy of the order must be made available to the landlord, and the tenant must terminate the tenancy within 90 days.
- The “Evictions” section includes a change in the law that allows landlords to evict tenants for violations within drug and alcohol free housing. Under this law, if a tenant enrolled in a recovery program in drug and alcohol free housing for less than two years uses, possesses or shares alcohol or drugs, the landlord can give the tenant a three-day notice to vacate. If the tenant cures the violation within one day, the tenancy does not terminate. If the tenant engages in substantially the same behavior within six months, the landlord can give a three-day notice to vacate and the tenant has no right to cure.

Information for Tenants is available online at www.seattle.gov/dpd/publications, under “Landlord/Tenant Information.” Or pick up a copy from the POTA Unit, 19th floor, of Seattle Municipal Tower, 700 Fifth Ave., or the Public Resource Center on the 20th floor. For more information, please contact:

Jim Metz, Housing Ordinance Supervisor
(206) 684-7979, jim.metz@seattle.gov

enhanced site plan, *cont. from page 2*

line (side sewers, electrical ducts, electrical vaults, electrical conduits, handholes, ditches, culverts, bus zones, street signs, etc.)

24. Size, location & specific species of all trees on sites that are undeveloped or being wholly redeveloped

Stay tuned for DPD Client Assistance Memo (CAM) updates with more information in preparing and submitting a high quality Pre-Application Site Plan.

For more information, please contact:

Roberta Baker, DPD ASC Manager
(206) 684-8195, roberta.baker@seattle.gov



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

"Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle."

Seattle Design Commission Update



"Championing civic design excellence in Seattle's public realm"

This winter has been a busy time for the Seattle Design Commission. A few signature events have resulted in an excellent kick off to the year.

On Jan. 19, the commission and staff were joined by Mayor Nickels in a small ceremony and reception at City Hall where they conferred their latest set of Design Excellence awards. The awards were rekindled in 2001 as a way to recognize good design in the city and are given every two years to projects that have come under the commission's review. Seven project teams were honored this year, including:

- Alex Harris, Capital Projects Director, Seattle Public Library
- Ballard Commons Park, Department of Parks and Recreation
- Blue Ring Strategy, Department of Planning and Development
- Fire Station 10 Replacement, Fleets and Facilities Department
- Olympic Sculpture Park, Seattle Art Museum and Department of Parks and Recreation
- Restore our Waters Initiative, Seattle Public Utilities
- Seattle Urban Trail System, Seattle Department of Transportation



The Seattle Urban Trail System project team receives a 2004-05 Design Excellence Award from commission chair, David Spiker (at podium), and Mayor Greg Nickels (center).

Commission Activities:

In early February, the commission hosted its annual retreat with a number of invited guests from other City agencies. This full-day session enabled the commission to review its workplan for 2006 and clarify long term goals. Major transportation projects will continue to command a good deal of the commission's attention in the coming years alongside its ongoing reviews of Capital Improvement Program (CIP) and right-of-way (ROW) projects throughout the city.

The commission held several regular meetings in January and February. Highlights from recent project reviews by the commission include:

- **Alaskan Way Viaduct and Seawall** – appreciated this first quarterly briefing of the new year by the reorganized City/state team which will lead the project's design moving forward. The team presented the latest thinking on changes to the north and south ends

of the tunnel, new ideas for the central lid that will connect the waterfront to Pike Place Market, and most recent findings on construction phasing. The commission supported the merging of Viaduct and Central Waterfront planning efforts.

- **Northgate Thornton Water Quality Channel** – recommended approval of the schematic design update, noting significant progress with the landscape details and pedestrian experience on site. The commission now has confidence the landscape design will parallel the water treatment engineering it previously commended. Public views, access and safety were all flagged as issues to keep in mind as design work continues.
- **Woodland Park Zoo Garage** – began very early review of this significant new structure, and by a vote of 4-2, supported the siting at the west side of the park. Appreciated the complex set of challenges and community concern, and encouraged the team to explore ways to reduce its scale and impact, holding out Seattle Center Garage (see below) as a good model of a well designed garage. The commission urged more emphasis on landscape design, pedestrian experience and contextual fit with the new West Entry and looks forward to future reviews as the design work evolves.
- **Seattle Center Garage** – approved Schematic Design, noting the many design modifications since the commission's last review, but encouraged further refinements to the massing and materials of the building and the Harrison streetscape. Also encouraged public viewing opportunities with the green roof, the largest in the city. The commission continues its support for art to be included in the project and is pleased that the Seattle Arts Commission will have a role of review in the future.

The commission also reviewed several ROW projects, advising both the Seattle Department of Transportation and City Council on the following:

- **Swedish Medical Center: Cherry Street Skybridge** – recommended approval of the bridge, noting that it will serve a core and essential function of the hospital by accommodating transport of patients and staff. But the commission felt the skybridge design was not far enough along and streetscape design was not generous enough, and so asked to see both aspects of the project in follow up.

- **Goodwill Redevelopment** – by a vote of 8-1, recommended approval of the three proposed street vacations, recognizing the huge urban design challenge with the project site. However, the commission found the public benefits package to be inadequate and asked to see those at the next presentation with greater concern for neighborhood needs, streetscape experience and a more significant set of truly public gestures.
- **318 Westlake Alley Skybridge** – approved the follow up on two lingering issues identified in early reviews of the project last fall: integration of landscape and art on the public streetscape and bridge design. The commission felt that the street would be well animated to offset the mid-block bridge over the alley and the bridge materials and design details offered sufficient transparency.

Upcoming:

Several projects are tentatively scheduled on Design Commission agendas this spring:

- **Washington State Ferries Colman Dock Redevelopment** – Briefing
- **City Hall Park Improvements** – Concept Design
- **Arboretum South Gate/Madrona Terrace** – Schematic Design
- **South Lake Union Streetcar Maintenance Facility** – Design Development
- **SR 520 Improvements** – Briefing by WSDOT
- **Safeco Campus Expansion** – Skybridge and Street Vacation Follow Up

Further, the commission will soon begin its annual recruitment campaign, looking for several new members to fill anticipated vacancies next fall. Details will be forthcoming later this spring and will be posted on the Mayor's website. Contact commission staff with any questions on qualifications and skills needed. Commission members are appointed by the Mayor and confirmed by City Council.

Commission meetings are open to the public and are generally held the first and third Thursday of each month in the Boards and Commissions Room in City Hall. For more information on SDC activities visit www.seattle.gov/designcommission or contact:

Layne Cubell, Design Commission Senior Staff at DPD
(206) 233-7911, layne.cubell@seattle.gov



Get Involved in Urban Sustainability

Global Concerns and Green Building Connect at April 10 Event

Public awareness of climate change and environmental degradation is set amidst a host of other pressing concerns that include national security, volatile energy prices and over-taxed infrastructures. The third event in the 2006 Urban Sustainability Forum will address these issues as they relate to:

“Building an Environmental Ethic”

Featuring Ray Cole, Professor, School of Architecture, Univ. of British Columbia
Monday, April 10, 5:30-7 p.m.
Seattle Central Library Auditorium
Free event; no registration required

Ray Cole will share his findings on: (1) the matching of technological and cultural advances and subsequent user expectation and acceptance of innovative environmental systems, (2) the role of buildings in nurturing an environmental ethic, and (3) the ways that building environmental assessment methods are transforming the culture of building practice.



Cole

Cole has been teaching environmental issues in building design at the UBC School of Architecture for the past 28 years. Cole heads the Environmental Research Group at UBC, which is the focus of environmentally related research within the School of Architecture. He was co-founder of the Green

Building Challenge—an international collaborative effort to benchmark progress in green building performance and environmental assessment—and has served on numerous national and international committees related to buildings and the environment.

In 2001 Cole was selected as the North American Association of Collegiate Schools of Architecture Distinguished Professor for “sustained commitment to building environmental research and teaching.” In 2003 he received the Architectural Institute of British Columbia Barbara Dalrymple Memorial Award for Community Service and the U.S. Green Building Council’s Green Public Service Leadership Award. He was recently elected as a UBC Distinguished Professor and is a Director of the Canadian Green Building Council.

The April 10 event is sponsored by the City of Seattle, the Seattle Public Library, BetterBricks, the Cascadia Chapter of the U.S. Green Building Council, and ULI Seattle.

About the Urban Sustainability Forum

This event is part of the 2006 Urban Sustainability Forum, a series of energizing public dialogues on transforming Seattle into a 21st century city that is climate-neutral, pedestrian-friendly, transit-oriented, community-focused and sustainably designed.

Featuring nationally and internationally recognized leaders in sustainable community development, the Urban Sustainability Forum provides an opportunity for Seattle business leaders and citizens to discuss urban sustainability issues and create a shared vision for the future. The forum is sponsored by the City of Seattle, BetterBricks, the Cascadia Chapter of the U.S. Green Building Council, and ULI Seattle.

New speakers and dates are currently being posted on the Urban Sustainability Forum website at www.seattle.gov/dpd/sustainability. If you have questions, please contact:

Pam Round
pam.round@seattle.gov
(206) 615-1171

SPC

Seattle Planning Commission

The Seattle Planning Commission is an independent body that advises the Mayor, City Council, and City departments on broad goals, policies and plans for Seattle's physical development.

Recommendations for Replacing the Alaskan Way Viaduct

In a recent letter to Governor Christine Gregoire, the Seattle Planning Commission (SPC) urged Washington state's leaders to select the tunnel option for replacement of the Alaskan Way Viaduct, and to do so as soon as possible so that this important project can get underway.

For the past several years, the commission has participated in reviewing plans for replacement of the Alaskan Way Viaduct and redevelopment of the Central Waterfront, as presented by the Washington State Department of Transportation, Seattle Department of Transportation (SDOT), and the Seattle Department of Planning and Development. The commission has consistently endorsed the tunnel option as the preferred alternative based on urban design and planning considerations.

In light of recent information and financial analysis about the available funds for this project—particularly regarding the Core Project concept—along with the commission's on-going concerns about the imminent risks to public safety and welfare, the commission urges the state to proceed with the tunnel alternative for the replacement of the current viaduct structure as soon as possible.

A Viable Funding Plan: The Core Project Concept

SDOT recently briefed the commission on the status of Viaduct replacement planning. The commission was pleased to see that the current plan, with its Core Project concept, places the tunnel alternative within range of available funding and, at the same time, significantly reduces the construction time and its attendant impacts. The commission commends the agencies involved for their persistence in developing the plan and addressing concerns raised by the community. The commission believes planning has come to a point where the preferred, tunnel alternative can be funded and, therefore, recommends that the state proceed with the preferred alternative.



On-Going Public Safety and Welfare Risks

The commission continues to be concerned about the danger to public safety that would result from the collapse of the Viaduct in an earthquake. Plainly stated, the current Viaduct is a serious public safety hazard. The commission is also concerned about the economic damage to the City and state that may result from unplanned closure of the Viaduct due to earthquake damage, either from a collapse or some lesser event that results in its closure. Such concerns point to an urgent need for a decision that will allow the Viaduct replacement project to move forward as expeditiously as possible.

The commission reiterates its strong support for moving forward with the full tunnel alternative—including the plans included in the current Core Project concept—believing this option, more than any other, will have a positive effect on the regional transportation system, will strengthen the regional and local economy, will enhance the environmental quality of Elliott Bay, and will improve the character of Seattle's Central Waterfront and Center City community.

The SPC is an independent citizen advisory commission authorized by City Charter in 1946 to advise the City government on broad planning goals, policies and plans that affect the physical development of Seattle.

For more on the SPC, visit www.seattle.gov/planningcommission or contact:

Scott Dvorak, Planning Analyst
(206) 684-8694, scott.dvorak@seattle.gov



An inside look at the latest technical code developments

Townhouses & Duplexes: SRC vs. SBC

Which code will you use?

DPD has developed a new Client Assistance Memo (CAM) to assist you in deciding whether to build your townhouse or duplex under the Seattle Residential Code (SRC) or the Seattle Building Code (SBC). CAM 340, Townhouse and Duplex Construction: Application of Different Codes, will help you compare how the SRC or SBC look at these types of residential structures.

The CAM defines the structures and addresses construction types, separations and mixed uses. It also includes information on sprinklers, fire alarm systems, and how the use of shared or private garages and exitways will impact your development.

To clarify your options and restrictions under each code, the CAM includes key questions to guide your code choice:

- Will the project be taller than three stories?
- Will the project structures have common, shared garage areas or exitways and contain more than two dwellings?
- Will the project structure contain residential and commercial uses?

Included in the CAM are two tables designed to quickly demonstrate some of the key requirements under the residential and building codes. The SRC table is laid out for duplexes and townhouses. It indicates the maximum structure height is three stories and illustrates wall construction and sprinkler system requirements. This code requires only one exit per dwelling unit and allows height increases and reductions in fire-resistance-rated wall construction when sprinklers are installed.

In contrast, the SBC does not use the term townhouse. A townhouse-type structure is classified as either an R-2 or R-3 occupancy. This designation makes a big difference in how the building will be constructed. The SBC table in the CAM addresses both V-A and V-B construction types, types of sprinkler systems required, and fire-wall construction. For example, the SBC will allow up to five stories to be built in V-A type buildings using an NFPA 13 sprinkler system and 1-hour fire-walls for an R-2 occupancy.

CAM #340 is available online at www.seattle.gov/dpd/cams or through the DPD Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

For more information, contact:

Vicki Baucom, DPD Code Development Analyst
(206) 233-2757, vicki.baucom@seattle.gov



Pick up a copy of CAM 340 before designing your next townhouse or duplex project.

Visit DPD's
Technical Codes website:

**www.
seattle.gov/
dpd/techcodes**

New Resource for Projects Affecting Historic Landmarks

To help applicants navigate the permit process when historic landmarks may be involved, DPD and the Department of Neighborhoods (DON) have recently published CAM 3000, *Historic Preservation and SEPA Review*.

CAM 3000 guides applicants through the extra steps needed for projects that involve a designated City landmark, are located in a landmark or special review district, or include property that may be eligible for landmark designation.

This is the newest member of our ever-growing Interdepartmental CAM Series, which already includes CAMs from the Seattle Department of Transportation and Seattle Public Utilities.

Copies are available in the Public Resource Center, 20th floor of Seattle Municipal Tower, 700 Fifth Ave., or online at www.seattle.gov/dpd/CAMs.

If you have questions about this CAM, contact:

Karen Gordon, Department of Neighborhoods
(206) 684-0381, karen.gordon@seattle.gov

south downtown, *cont. from page 1*

potential changes that will support increased residential density and a renewed vitality in the South Downtown neighborhoods.

The open house will be held:

March 15, 2006

4:30-7:00 p.m.

Bertha Landes Hall, City Hall
600 Fourth Ave.

In 2005, DPD staff conducted nine meetings with an advisory group of neighborhood representatives, held an open house, and met with neighborhood stakeholder groups to gather input. Additional opportunities for public participation will continue as further analysis and review of options for revising zoning in the area continues in 2006. Final recommendations and environmental review of proposed changes will provide further opportunities for public review and comment.

Visit DPD's website at www.seattle.gov/dpd/Planning/South_Downtown to learn more about the project and review the draft recommendations. You may also contact:

Susan McLain, DPD Planner
(206) 684-0432, susan.mclain@seattle.gov

or

Gordon Clowers, DPD Planner
(206) 684-8375, gordon.clowers@seattle.gov

Client Assistance Memos

NEW

- **CAM 340, Townhouse and Duplex Construction:** *Application of Different Codes*, explains construction of the structures under the different codes. (see story pg. 8 for more details)

UPDATED

- **CAM 103, Site Plan Requirements** (previously *Plot Plan Requirements*), was renamed to reflect efforts to standardize how DPD refers to plot/site plans.
- **CAM 103A, Site Plan Guidelines** (previously *Plot Plan Guidelines*), was renamed to reflect efforts to standardize how DPD refers to plot/site plans.
- **CAM 123, Seattle's Tenant Relocation Assistance Ordinance** (previously CAM 609), was moved to the CAM 100 series, which includes general permit information.
- **CAM 331, Environmentally Critical Areas: Tree & Vegetation Removal Permits** (*Application Instructions and Submittal Requirements*). The permit application, which begins on page 7, has been updated.
- **CAM 612, How to Report a Code Violation to DPD** (previously CAM 112), was moved to the CAM 600 series, "Code Compliance and Rental Housing Regulations."

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

Director's Rules

DRAFT

- **DR 7-2006, Access to Exits from Elevator Lobbies**, was available for review until 5 p.m., Feb. 24, 2006. For more information contact Vicki Baucom, vicki.baucom@seattle.gov or (206) 233-2757.

FINAL

- **DR 10-2006, Clarifying when administrative design review is required in order to save exceptional trees in lowrise, midrise, and commercial zones**, became effective Feb. 23, 2006.

RESCINDED

- **DR 5-89, Guidelines for Preparation and Review of Building Permit Applications for Laboratory Construction and Laboratory Hood Installation**. The terms of DR 30-2005 (effective Feb. 1, 2006) and changes to the Seattle Municipal Code since 1989 supersede and eliminate the need for this rule.

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the *Daily Journal of Commerce*. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the *General Mail Release or GMR*). To view the bulletin online or to receive an email alert when it is posted online, visit www.seattle.gov/dpd/notices. To receive a printed version by mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>).....	206-684-8850
Address Assignment.....	684-8850
Cashier.....	386-9780
Design Review Program.....	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>).....	684-5362
Land Use Reviewers (<i>see note below</i> *)	n/a*
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits.....	684-8464
Plumbing & Gas Piping Permits.....	684-5198
Sign Permits.....	684-8419

Inspections

Inspection Requests: General.....	684-8900
Inspectors: General.....	684-8950
Site/Erosion Control	684-8860

Planning

CityDesign (urban design office).....	615-1349
Comprehensive Planning	233-0079
Land Use Policy.....	684-8880
Seattle Design Commission.....	615-1349
Seattle Planning Commission.....	684-0433

Administration

Office of the Director	684-8899
Community Relations.....	233-3891
Accounting	684-4175

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints... 684-7899

Information

General Department Information.....	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	
Code Compliance (<i>enforcement info</i>).....	615-0808
Events & Classes.....	684-8443
GIS Maps & Services.....	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>)... ..	684-5174
Media Relations.....	233-3891
Microfilm Library.....	233-5180

Hours: M,W,F: 9am-4:30pm; Tu,Th: 10:30am-4:30pm

Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC)	684-8467
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	

Publications.....	684-8467
Site Development.....	684-8860
Sustainable Building.....	684-0806
Tech Support: Building Code (<i>1-4:15pm</i>).....	684-4630
Tech Support: Electrical Code (<i>7am-4:30pm</i>).....	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>).....	684-7846
Zoning Info (<i>general, not site-specific</i> *).....	684-8467
Zoning Info (<i>site-specific Single Family*</i> ; <i>1-4:15pm</i>)....	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center or online at www.seattle.gov/dpd/landuse.

Printed with soy-based ink on totally chlorine free paper
made with 100% post-consumer fiber

www.seattle.gov/dpd

Subscription Info: (206) 684-8443

Editor

Julie Moore

Director

Diane Sugimura

Mayor

Gregory J. Nickels

Seattle, WA 98124-4019

P.O. Box 34019

700 Fifth Avenue, Suite 2000

City of Seattle
Department of
Planning and Development



The latest news from Seattle's
Department of Planning and Development

dpd!info

FIRST CLASS
MAIL
US POSTAGE
PAID
SEATTLE WA
PERMIT NO
619